

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

56 Canterbury Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,426,000

Property Type

House

Suburb

Richmond

Period - From

20/06/2023

to

19/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Campbell St RICHMOND 3121	\$1,217,000	17/02/2024
2	45 Gardner St RICHMOND 3121	\$1,180,000	18/04/2024
3	115 Lord St RICHMOND 3121	\$1,135,000	06/04/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/06/2024 13:36



3
 1
 1

Rooms: 4

Property Type: House (Res)

Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

20/06/2023 - 19/06/2024: \$1,426,000

Comparable Properties



12 Campbell St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,217,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 117 sqm approx



45 Gardner St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,180,000

Method: Sold Before Auction

Date: 18/04/2024

Property Type: House - Terrace

Land Size: 133 sqm approx



115 Lord St RICHMOND 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,135,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)